



Chester Road, Daresbury Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Three Bedrooms
- Stunning Views
- Modern Interior
- Open Plan Living
- Must See Home
- Great Transport Links
- Exquisite Home
- Sought After Location
- Landscaped Garden
- Uninterrupted Views

INTERIOR

Step inside this beautifully appointed home and be greeted by a spacious, light-filled lounge that offers the perfect space to unwind. Flowing seamlessly into the open-plan kitchen/diner, you'll find a stylish and functional heart of the home, complete with modern appliances and direct access to a stunning garden—ideal for alfresco dining or peaceful relaxation. A convenient pantry and downstairs WC add practicality to the elegant ground floor layout.

Upstairs, three well-proportioned bedrooms provide comfort and flexibility for families or guests. The main bathroom is thoughtfully designed and enjoys serene countryside views, adding a touch of tranquillity to your daily routine. Every corner of this property has been crafted with care, combining contemporary living with natural beauty. Whether you're entertaining, relaxing, or simply enjoying the view, this home offers a lifestyle of comfort, charm, and effortless sophistication.

Please note the vendor is Mark Antony Estates employee & Floorplan to follow

GARDEN

This perfectly manicured garden offers a serene escape with uninterrupted views of the rolling countryside, creating a breathtaking backdrop for any occasion. Lush greenery, thoughtfully landscaped spaces, and a seamless flow from the home make it ideal for family gatherings and entertaining friends. Whether it's a summer barbecue or a quiet evening under the stars, this outdoor haven combines natural beauty with effortless elegance for unforgettable moments.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 900Mb (Via BT)



LOCATION

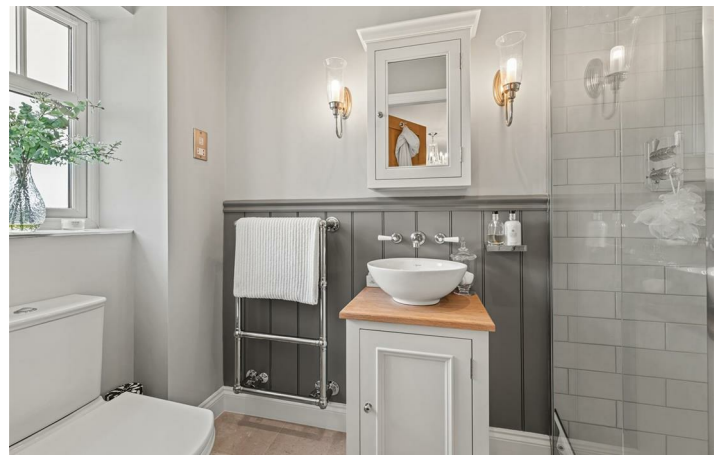
Although the postal area is Daresbury, the birthplace of Lewis Carroll, the property is closer to the village of Moore, where there is a local store and post office and plenty of walks to enjoy. It is also close to Stockton Heath which boasts an impressive selection of independent shops and boutiques and benefits from convenient amenities including good schools, a supermarket and post office. There is also a vast array of restaurants and bars, offering anything from a casual and relaxed setting to a more cosmopolitan night out.

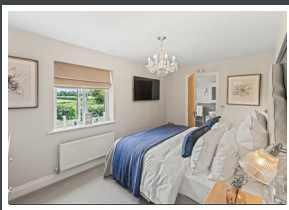
GENERAL INFORMATION

Local Authority: Halton Borough Council
Council Band: D
Tenure: Leasehold
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.
Items may be available under separate negotiation.





IMPORTANT NOTICE

Mark Antony Estates wishes to inform all interested parties that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.



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Ground Floor Building 1



Floor 1 Building 1

Ground Floor Building 2



Approximate total area⁽¹⁾
1111 ft²
Reduced headroom
5 ft²

(1) Excluding balconies and terraces.

Reduced headroom
Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
	75	87

VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.
Please call 01925 267070 to arrange a viewing.

OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages • Survey • Removals • Insurance
- Conveyancing • EPCs

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